

Attention Builders and Developers:

Expanded Residential Construction Requirements

If You Are:

- Demolishing a Structure
- Performing Open Foundation Excavation
- Constructing a New Residential Building
- Building a Large Addition (increase of ≥ 750 sq. ft., OR $\geq 50\%$ of existing GFA)

You Must:

1. Deliver the Attached "Arlington Residential Construction Notification" to Neighbors Before Commencing Work:

Who: Abutters and Occupants within 200 Feet

When: At least 7 days before any work is performed, or within 7 calendar days of filing a building permit application, whichever date is earlier

How: Via USPS First Class Mail

2. Submit to Inspectional Services a Signed Copy of the Attached "Good Neighbor" Agreement
3. Submit to Inspectional Services a Completed Copy of the "Arlington Residential Construction Notification"
4. Submit to Inspectional Services a List of Persons Notified in "#1" Above
5. Certify to Inspectional Services the Notices Were Mailed on _____
by signing below: (Date)

(Signature)

(Date)

Arlington Residential Construction "Good Neighbor" Agreement

This agreement applies to residential construction projects including: demolitions, open foundation excavation, new construction, or large addition projects.

The undersigned hereby acknowledges that they are responsible for compliance with the conditions listed below.

Project Address:			
Permit (s) #	Date Issued:	Est. Start Date:	Est. Completion Date:
Property Owner:		Telephone:	Owner Email:
Owner Address:			
Owner Signature:			Date:
Contractor Name:		Telephone:	Contractor Email:
Contractor Address:			
Contractor Signature:			Date:

1. **Hours of Operation:** Construction and demolition activities are allowed only between the hours of 8:00a.m. to 6:00p.m., Monday through Friday, and between the hours of 9:00a.m. to 5:00p.m. on Saturdays, Sundays and legal holidays.
2. **Noise:** The Contractor shall plan for and implement reasonable measures to mitigate nuisance noise by limiting use of noise generating equipment and vehicles, avoiding use of such equipment in immediate proximity to an adjacent residential use, and providing barriers along the path of the noise, to the extent reasonable. Contractors shall not permit, either willfully, negligently, or by failure to provide necessary equipment or facilities or to take necessary precautions, the production of sound greater than 85 dB(A) at any time unless specifically authorized to do so.
3. **Open Excavations:** Barriers shall be erected or other suitable measures taken to protect persons from damages incident thereto.
4. **Drive Entrance:** A drive entrance pad, or its equivalent, shall be placed, utilized, and maintained on site to provide an area where construction vehicles entering and exiting the site can remove mud and sediment from tires prior to driving on public or private ways, unless determined to be technically infeasible by the Building Inspector.
5. **Dumpster / Waste:** A dumpster permit shall be obtained from Inspectional Services prior to placement on the site. When possible, dumpsters shall be located completely on project site to limit traffic and public safety concerns. Explicit approval must be given for placement on a public way. Dumpsters and waste shall be maintained in a sanitary condition, free of an overflowing condition and secured/covered daily; and at a minimum shall be cleaned or removed every thirty (30) calendar days.
6. **Portable Restrooms:** Portable restrooms shall be secured, maintained to prevent nuisance conditions, free from the public way, and placed at least ten (10) feet from adjacent residential properties unless otherwise permitted by the Town through the Building Inspector.
7. **Equipment / Materials:** Construction equipment and materials shall be stored in safe, secure and non-obstructive locations on the site; equipment and materials no longer to be used on the site shall be removed within fourteen (14) days, unless otherwise permitted by the Building Inspector.
8. **Parking:** Contractor parking shall comply with all applicable parking regulations, including but not limited to observing no parking zones or other on-street parking restrictions as well as parking bans. No Contractor shall

park upon any roadway where the parking of a vehicle will not leave a clear and unobstructed lane at least ten (10) feet wide for passing traffic.

9. **Idling of Vehicles:** All motor vehicles shall comply with Massachusetts anti-idling law. No person shall allow unnecessary operation of the engine while the vehicle is stopped for a period of time in excess of five (5) minutes, unless the engine is being used to power another device.
10. **Dust Control:** The Contractor shall not permit dust emissions beyond the vertically extended property line of the site which cause or contribute to a condition of air pollution in accordance with 310 CMR 7.09. The Contractor shall arrange in advance for the Arlington Fire Department to provide water for dust control during the complete demolition of a building. Dust should be suppressed before it becomes airborne through application of water, treatment with surface binding agents, and ceasing dust generating activities on windy days, or by sufficiently shrouding the dust generating activity or erecting a barrier to contain particulate matter. No debris shall be deposited into the dumpster from any story above the first unless contained within a covered demolition chute. The Contractor shall monitor the site to ensure visible dust emissions are not traveling beyond the property boundary and depositing on neighboring properties.
11. **Snow Removal:** Snow and ice shall be removed from abutting sidewalks within eight hours between sunrise and sunset after such snow and ice have come upon the sidewalk. The Contractor shall comply with all snow emergency restrictions. No vehicle shall interfere with plowing or snow and ice removal.
12. **Tree Protection:** Public Shade Trees (street trees) are protected under M.G.L. c.87. No tree shall be cut, pruned, trimmed, marked, posted, removed, or altered, including roots, in any such manner without written permission of the Tree Warden. For trees located on the lot, a Tree Plan, if required under Title V, Article 16: Tree Protection and Preservation, must be reviewed and approved by the Tree Warden, and complied with during the course of construction.
13. **Runoff and Sediment Control:** The Contractor shall install and properly maintain a sedimentation and erosion control program that includes best management practices that are appropriate for the conditions of the site to prevent soils from being deposited onto adjacent properties, rights-of-way and public stormwater drainage systems. Projects that involve development of a previously undeveloped vacant lot resulting in more than 500 square feet of impervious area, or alteration of a developed property resulting in an increase to impervious area of more than 350 square feet require compliance with Title V, Article 15: Storm Water Mitigation. A Stormwater Management Plan must be submitted to the Town Engineer for review and approval. A pre-development runoff analysis is required. Existing conditions must be observed prior to development and/or excavation.
14. **Damage to Public Property:** The Contractor must repair any damage caused to public property, streets and sidewalks. All restoration activities pursuant to damage, or post-construction restoration activities pursuant to a Street Occupancy & Trench Permit, must be completed to the satisfaction of the Director of Public Works. It is recommended the Contractor take photographs to document existing conditions before commencing work.
15. **Protection of Adjoining Property:** Adjoining properties shall be protected from damage during and construction work on the permit site. Lateral supports shall not be removed from any footing or foundation without first protecting against settlement or lateral translation. The Building Inspector may require a soils investigation report and/or shoring plan at the expense of the Contractor.

Failure to comply with the conditions of this agreement may result in STOP work orders and/ or fines in accordance with the Bylaws of the Town of Arlington and other applicable laws and regulations.

Arlington Residential Construction Notification

(Date)

Dear Neighbor,

Attached please find a copy of the *proposed* site plan for: _____

(Address)

Beginning on _____, we plan to (check all that apply):
(Date)

- ☐ Demolish the Existing Structure
- ☐ Excavate for a Foundation
- ☐ Build a Large Addition
- ☐ Build a New Residential Structure

The proposed work schedule is (days and times): _____

To protect abutters, we plan to take the following precautions:

- Open Excavation Safety: _____
 - Noise Abatement: _____
 - Dust Control: _____
 - Waste Management: _____
 - Pest Control: _____
 - Other: _____
- _____

We anticipate the project will take _____ month(s) to complete. Please contact me with any questions.

Thank you,

(Contractor Name)

(Contractor Phone Number)